CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning, amending Chapter 23.41 of the Seattle Municipal Code to adopt revised Neighborhood Design Guidelines for the Roosevelt Urban Village.

..body

WHEREAS, in 2000 the City Council adopted ordinance 120081 approving new Neighborhood Design Guidelines for the Roosevelt Urban Village; and

WHEREAS, in 2012 the City Council passed resolution #31347 directing the Department of Planning and Development to update the design guidelines for the Roosevelt Urban Village; and

WHEREAS, in 2012 the City Council adopted ordinance 123816 approving higher density zoning for the Roosevelt Urban Village in order to accommodate future growth resulting from planned development of light-rail in the neighborhood; and

WHEREAS, the Roosevelt Urban Village has experienced significant development over the past year, placing emphasis on the need for neighborhood-specific design criteria to ensure project design is in keeping with the Neighborhood Plan goals.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.41.010 of the Seattle Municipal Code, last amended by Ordinance 124389, is amended as follows:

23.41.010 Design review guidelines

* * *

B. Neighborhood design guidelines apply in the areas shown on the map included in the guidelines and pursuant to Section 23.41.004 as follows:

1. "Admiral Residential Urban Village Design Guidelines, 2013((;))";
2. "Ballard Municipal Center Master Plan Area Design Guidelines, 2013((;))";
3. "Belltown Urban Center Village Design Guidelines, 2004((;))";
4. "Capitol Hill Neighborhood Design Guidelines, 2013((;))";
5. "Green Lake Neighborhood Design Guidelines, 2013((;))";
6. "Greenwood/Phinney Neighborhood Design Guidelines, 2013((;))";
7. "Morgan Junction Neighborhood Design Guidelines, 2013((;))";
8. "North Beacon Hill Design Guidelines, 2013((;))";
9. "North District/Lake City Guidelines, 2013((;))";
10. "Northgate Urban Center and Overlay District Design Guidelines, 2013((;))";
11. "Othello Neighborhood Design Guidelines, 2013((;))";
12. "Pike/Pine Urban Center Village Design Guidelines, 2013((;))";
13. "Roosevelt Urban Village Design Guidelines, ((~~2013;~~))2015";
14. "South Lake Union Neighborhood Design Guidelines, 2013((;))";
15. "University Community Design Guidelines, 2013((;))";
16. "Upper Queen Anne Neighborhood Design Guidelines, 2013((;))";
17. "Uptown Neighborhood Design Guidelines, 2013((;))";
18. "Wallingford Neighborhood Design Guidelines, 2013((;))"; and
19. "West Seattle Junction Urban Village Design Guidelines, 2013((.))".

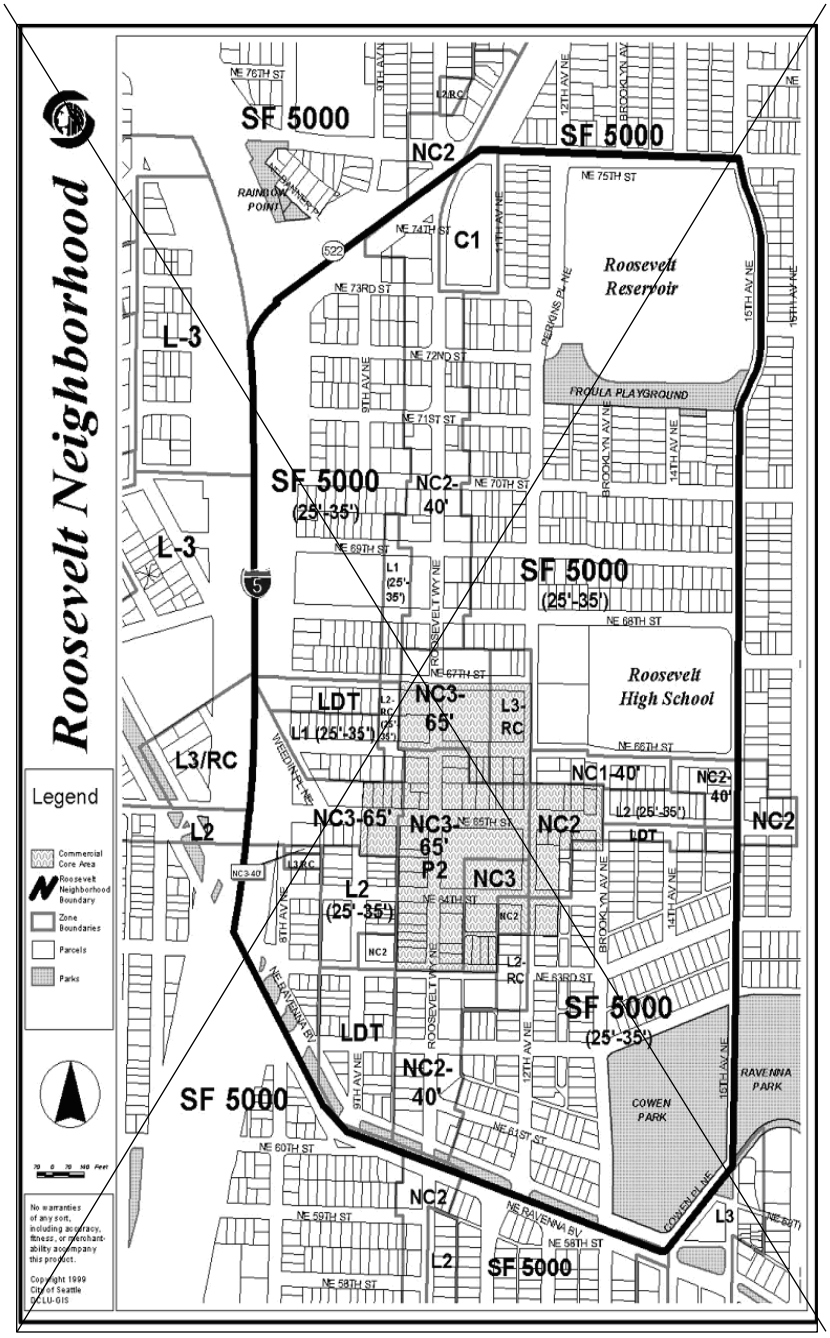
* * *

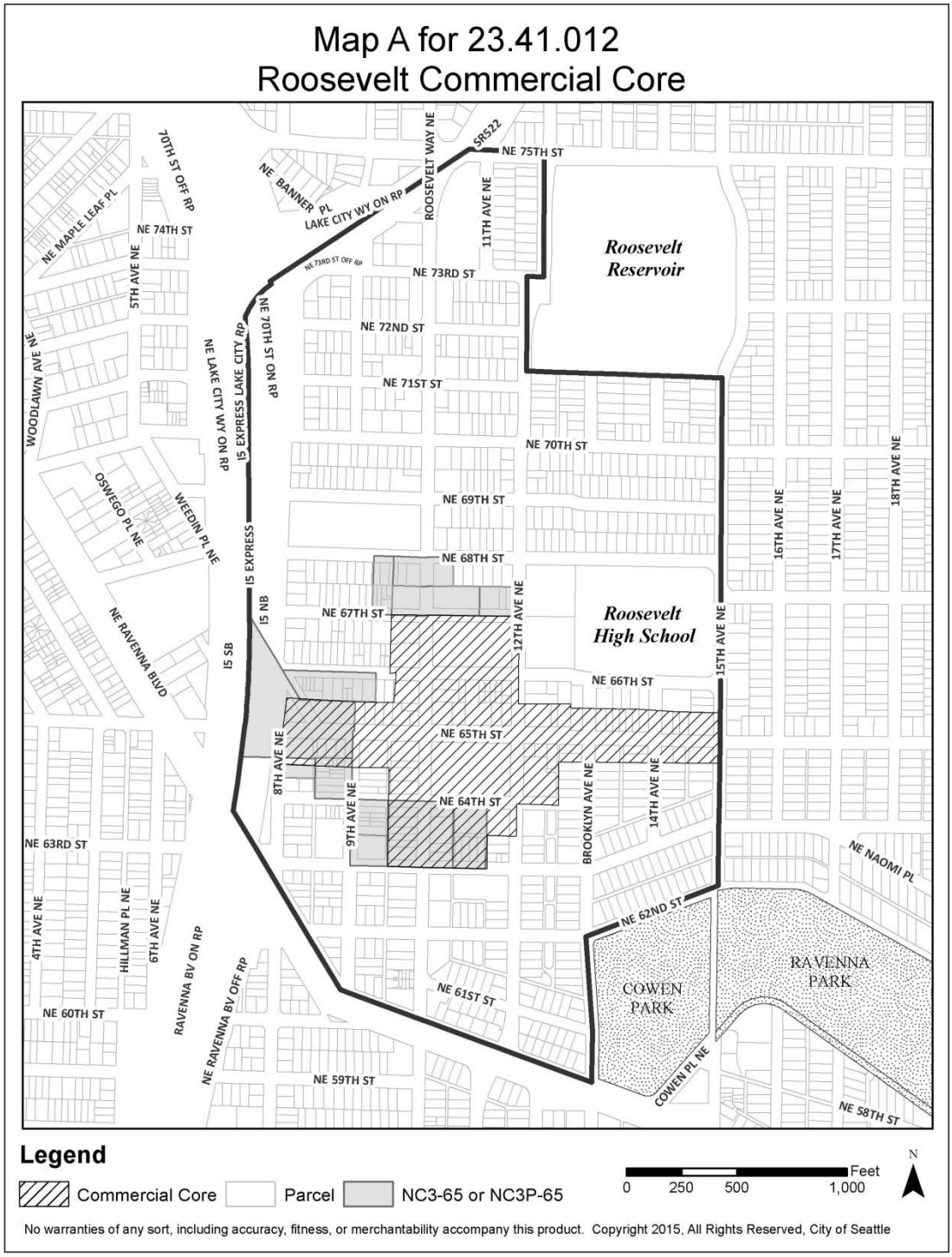
Section 2. Section 23.41.012 of the Seattle Municipal Code, last amended by Ordinance 124680, is amended as follows:

23.41.012 Development standard departures

* * *

Map A for 23.41.012: Roosevelt Commercial Core




Map A for 23.41.012
Roosevelt Commercial Core
Roosevelt Reservoir
Roosevelt High School
COWEN PARK
RAVENNA PARK
NE 75TH ST
SR522
ROOSEVELT WAY NE
11TH AVE NE
NE BANNER PL
LAKE CITY WY ON RP
NE 73RD ST OFF RP
NE 73RD ST
NE 72ND ST
NE 71ST ST
NE 70TH ST
NE 69TH ST
NE 68TH ST
NE 67TH ST
NE 66TH ST
NE 65TH ST
NE 64TH ST
NE 63RD ST
NE 62ND ST
NE 61ST ST
NE 60TH ST
NE 59TH ST
NE 58TH ST
70TH ST OFF RP
NE MAPLE LEAF PL
NE 74TH ST
5TH AVE NE
WOODLAWN AVE NE
NE 70TH ST ON RP
NE LAKE CITY WY ON RP
I5 EXPRESS LAKE CITY RP
I5 EXPRESS
I5 NB
I5 SB
OSWEGO PL NE
WEEDIN PL NE
NE RAVENNA BLVD
12TH AVE NE
15TH AVE NE
16TH AVE NE
17TH AVE NE
18TH AVE NE
8TH AVE NE
9TH AVE NE
BROOKLYN AVE NE
14TH AVE NE
NE NAOMI PL
4TH AVE NE
HILLMAN PL NE
6TH AVE NE
RAVENNA BV ON RP
NE RAVENNA BV OFF RP
COWEN PL NE
Legend
Commercial Core
Parcel
NC3-65 or NC3P-65
0 250 500 1,000 Feet
N
No warranties of any sort, including accuracy, fitness, or merchantability accompany this product. Copyright 2015, All Rights Reserved, City of Seattle

1 * * *

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2015, and signed by me in open session in authentication of its passage this

_____ day of _____, 2015.

_____

President _____of the City Council

Approved by me this ____ day of _____, 2015.

_____

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2015.

_____

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Exhibit A: Draft 2015 Roosevelt Design Guidelines

Roosevelt

Neighborhood Design Guidelines

DRAFT 2015

DESIGN REVIEW

DRAFT 2015

City of Seattle
Department of Planning and Development

Table of Contents

Introduction i

Guidelines at a Glance ii

Context and Priority Issues: Roosevelt iii

Design Guidelines
Context and Site 1
CS1. Natural Systems and Site Features 1
CS2. Urban Pattern and Form 2
CS3. Architectural Context and Character 7

Public Life 8
PL1. Connectivity 8
PL2. Walkability 9
PL3. Street-Level Interaction 10
PL4. Active Transportation 11

Design Concept 12
DC1. Project Uses and Activities 12
DC2. Architectural Concept 13
DC3. Open Space Concept 14
DC4. Exterior Elements and Finishes 15

Acknowledgments

The following individuals were instrumental in preparing the 2015 Roosevelt Design Guidelines:

John Adams
Shane Binder
Jon Breiner
Bill Dunning
Ed Hewson
Jay Lazerwitz
Lorne McConachie
Jack Mowreader
Jim O'Halloran
Chris Pasco
Ron Rundus
Sarah Schacht
Wallis Thompson
John Arthur Wilson

Geoff Wentlandt, City of Seattle Department of Planning and Development

Aly Pennucci, City of Seattle Department of Planning and Development

Ryan Moore, City of Seattle Department of Planning and Development

Shane Dewald City of Seattle Department of Transportation

Introduction

What are Neighborhood Design Guidelines?

Design guidelines are the primary tool used by Design Review Boards. The Roosevelt Design Guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Roosevelt Neighborhood as reflected in Map 1 (page vi).Guidelines define the qualities of architecture, urban design, and public space that make for successful projects and communities. There are two types of guidelines used in the Design Review Program:

- Seattle Design Guidelines—applying to all areas of the city except for downtown; and
- Neighborhood design guidelines—applying to a specific geographically-defined area, usually within a neighborhood urban village or center.

Once a set of neighborhood guidelines is adopted by City Council, they are used in tandem with citywide guidelines for the review of all projects within that neighborhood that fall within the scope of the Seattle Municipal Code (SMC) section 23.41.004. Not all neighborhoods within the city have neighborhood-specific guidelines, but for those that do, both sets of guidelines—citywide and neighborhood—are consulted by the Boards, with the neighborhood guidelines superseding the citywide ones in the event of a conflict between the two. Neighborhood guidelines are very helpful to all involved in the design review process for the guidance they offer that is specific to the features and character of a specific neighborhood.

As of January 2014, there were nineteen sets of neighborhood design guidelines, each following the same organization and numbering system of the City's original citywide guidelines entitled Design Review: Guidelines for Multi-family and Commercial Development that were adopted in 1993.

The Roosevelt Design Guidelines reveal the character of Roosevelt as known to its residents and business owners. The guidelines help to reinforce existing character and protect the qualities that the neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Seattle Design Guidelines, can increase overall awareness of design priorities and encourage involvement in the design review process.

Revised Neighborhood Design Guidelines

The Roosevelt Design Guidelines were developed by community members and design consultants, and adopted in 2000. In 2013, the City adopted new, updated guidelines entitled Seattle Design Guidelines to replace the citywide guidelines that had been in effect since the inception of the Design Review Program in 1993.

In 2015, following an update to the neighborhood's zoning regulations in response to the impending light-rail extension, City Council passed resolution #31347 directing the Department of Planning and Development to update the design guidelines. In the fall of 2014, the Roosevelt Neighborhood's Land Use and Sustainability committee held a series of working sessions to draft updated design guidelines for the neighborhood. The revised neighborhood design guidelines will help Board members, applicants, staff, and the public better correlate neighborhood guidelines with the updated Seattle Design Guidelines.

Guidelines at a Glance

The Roosevelt neighborhood design guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Roosevelt Neighborhood as reflected in Map 1 (page vi). These guidelines augment the Seattle Design Guidelines adopted in 2013. The list below correlates the guidelines by subject matter and shows which Seattle Design Guidelines are augmented by Roosevelt Design Guidelines. A "yes" indicates supplemental guidance is provided; a "no" indicates that the citywide guideline is sufficient. Note that the numbering system of the Seattle Design Guidelines is different from the original numbering applied to the Roosevelt Design Guidelines in 2000.

Context and Site

CS1. Natural Systems and Site Features .....yes

CS2.Urban Pattern and Form .....yes

CS3. Architectural Context and Character .....yes

Public Life

PL1. Connectivity .....yes

PL2. Walkability .....yes

PL3. Street-Level Interaction .....yes

PL4. Active Transportation .....yes

Design Concept

DC1. Project Uses and Activities .....yes

DC2. Architectural Concept .....yes

DC3. Open Space Concept .....yes

DC4. Exterior Elements and Finishes .....yes

Context and Priority Issues: Roosevelt

The namesake of the neighborhood, former President Theodore Roosevelt, spoke passionately about conservation and preserving our natural gifts of land and water. Situated between Green Lake to the northwest, Lake Washington to the east, and Lake Union to the south, Roosevelt is a neighborhood blessed by features like Ravenna Boulevard,Cowen Park, Ravenna Creek, and the Roosevelt Reservoir. In keeping with President Roosevelt's call for conservation, the Roosevelt neighborhood wants to promote a high-level of sustainability in order to minimize carbon production and energy use in the neighborhood.

There is no better example in the neighborhood than the remodeled – and re-energized – Roosevelt High School. The façade of the 1922 building was painstakingly preserved while the interior was renovated to improve energy efficiency and bring modern technology to the classrooms.
As it approaches the century mark, Roosevelt High School stands as a proud icon to the area's history and casting an eye toward the future.

The Roosevelt neighborhood wants to embrace that sense of history while looking forward. By the very nature of its location, the Roosevelt neighborhood will become one of the most vibrant urban hubs in the city. Organized around sustainability principles, Roosevelt is to become a model neighborhood for smart design, sustainable building practices, and creating a cityscape that is walkable and inviting. Through the design guidelines, we can establish a balance between: transit-related increased density, and human scale, and open space.

Good design must capture aesthetics and functionality. Buildings, especially near the ground levels, need attractive facades along with community friendly uses. We would like Roosevelt to be a neighborhood of mixed commercial opportunities. We need Roosevelt to be home for existing smaller and/or more specialized businesses that serve both the urban village as well as the surrounding neighborhood.

NEIGHBORHOOD PRIORITIES:

1. Pedestrian environment
2. Street-level design
3. Greenstreets and green ways
4. Transitions
5. Sustainability
6. High school heritage
7. Ravenna blvd & park heritage

1. Pedestrian Environment

Improve the pedestrian scale of development in all areas.

2. Street-level Design

It is imperative to pay special attention to street-level design, including elements like facades, setbacks, shared amenities, and street furniture. Important at the pedestrian level is access to sunlight and views; not to be minimized in regard to private development. The most intensive potential development in Roosevelt may occur in the center of the Commercial Core where zoning is Neighborhood Commercial and closer to the Light Rail station including Transit Ori- ented Development (TOD) sites owned by Sound Transit that will be redeveloped after station construction. New development should consider the following techniques:

- Improve the pedestrian scale of development in commercial areas.
- Widen sidewalks, strengthen the street-wall, and increase transparency.
- Provide a mix of commercial spaces, from small- to mid-sized, to accommodate a range of tenants.
- Promote ground floor continuity, articulation of commercial and residential uses, quality materials (present actual material samples at Design Review meetings).

3. Greenstreets and Green Ways

- Roosevelt residents strongly value green spaces in the neighborhood for their open space function and environmental benefits.
- New development should contribute to a network of green streets and green ways in the neighborhood by focusing open spaces, green factor elements and streetscape improvements to provide abundant landscaping and improved streetscapes for pedestrians. Identified green streets and green ways are identified by the Roosevelt Streetscape Concept Plan, which is included in the Seattle Department of Transportation's Right of Way manual (http://www.seattle.gov/transportation/rowmanual/manual/) in Chapter 6: Streetscape Design Guidelines.

4. Transitions

- Encourage green spaces and promote design standards that encourage pedestrian activity.
- Minimize the impact of commercial development on adjacent residential areas.
- The Roosevelt Neighborhood Design Guidelines go further than the Citywide design guidelines by identifying ways to mitigate height, bulk and scale impacts in commercial areas on adjacent residential areas. A zone edge exists where a residentially zoned property abuts the side or rear lot of a commercially zoned property, or where a commercial and residential zone is separated by an alley.
- Roosevelt's compact commercial core maintains close transitions to adjacent residential areas that need to be addressed as new development modifies the existing scale.

5. Sustainability

These design guideline suggestions seek to create a sustainable Roosevelt, paying respect to the area's past while embracing the future:

- Strive for net-zero design and use natural systems and features of the site to reduce the energy impacts required to develop and sustain the building.
- Take advantage of site characteristics, siting, solar exposure, and integrate alternative energy sources into the design of the project, as appropriate to reduce demand on non-renewable energy sources.

6. High School Heritage

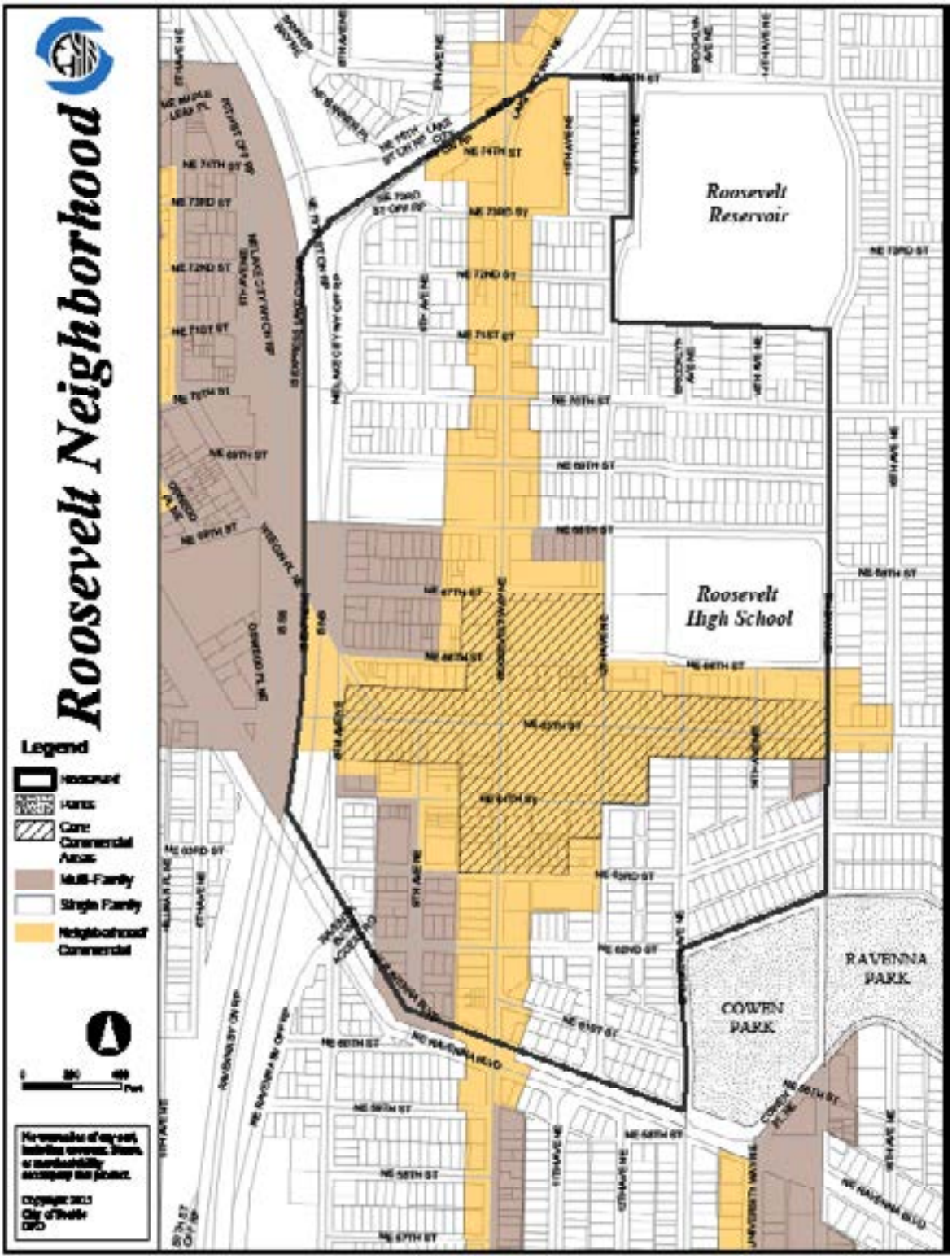
Roosevelt High School is a historic structure with citywide significance and strong presence in the neigh borhood. Massing and scale of new buildings should to the greatest extent feasible preserve the prominence of the high school structure and grounds within the neighborhood. This is especially important for the three blocks immediately south of the school. (See CS3)

7. Ravenna Park and Boulevard Heritage

New development should build on the neighborhood's Olmstead-influenced character evident in Ravenna Park, Ravenna Boulevard, and Green Lake Park with regard to landscape design and planting selection.

DRAFT 2015

Map 1: Roosevelt Neighborhood Boundary and Commercial Core Area



Note: Design Review does not apply to all zones. See the Seattle Municipal Code, section 23.41.004 for more details. Additionally, zoning areas shown on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

Roosevelt
Design Guidelines
DRAFT 2015

DRAFT 2015

CS1 Natural Systems and Site Features

Citywide Guideline:

Use natural systems and features of the site and its surroundings as a starting point for project design.

Illustration of how massing can be broken up o allow for light.

Views of downtown's skyline should be considered when factoring in site topography into building design.

Roosevelt Supplemental Guidance

I. ENERGY USE

i. Consider the placement of outdoor spaces facing south with good access to winter sun. Potential shadowing of open or green spaces could be acceptable if the development provides off-setting improvemenets over conventional building systems, such as renewable energy and water reuse.

ii. A reduction in setback may be allowed for additional exterior insulation.

iii. Shading or other trellis features may be allowed in the setbacks.

II. Sunlight and Natural Ventilation

i. Minimize shadow impacts on key public spaces and streetscapes. Such places include identified gateway intersections particularly NE 65th St. and Roosevelt Way NE; plaza spaces near the Light Rail station; Roosevelt High School grounds and athletic fields; and identified green streets and/or greenways.

III. Topography

Roosevelt generally features a consistent gentle south and southwest sloping topography. Consider using the site's topography to consider ways to respect views of downtown/the Seattle Skyline and the Olympic Mountains, particularly along Brooklyn Ave NE, 14th Ave NE, 15th Ave NE, and 12th Ave NE (north-south avenues that have more grade change), north of Cowen park.

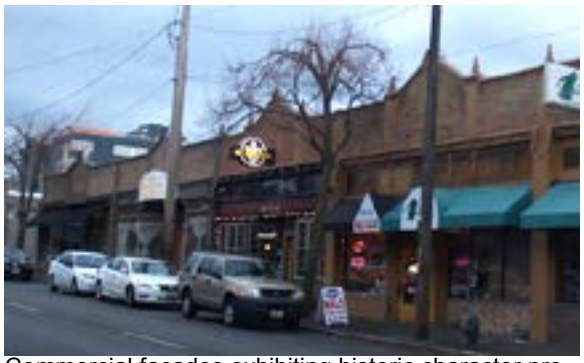
IV. Water

Seek ways to express the historic drainage pattern to the creek. Roosevelt's historic drainage pattern consisted of flows draining to Ravenna Creek. Incorporating water is encouraged into Ravenna Park and along Green streets as a visible design element, especially for sites that had been components of the neighborhood's natural drainage system.

CS2 Urban Pattern and Form

Citywide Guideline:

Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.



Commercial facades exhibiting historic character provide a model for future street level uses.

Example of open space being used to buffer private development from the right-of-way.

Roosevelt Supplemental Guidance

I. Sense of Place

i. Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials: NE 65th St., Roosevelt, Way NE, and 12th Ave NE (in the commercial areas).

ii. Develop a fabric of connected buildings through streetscapes rather than a series of isolated structures.

II. Adjacent Sites, Streets and Open Spaces

i. Consider incorporating of private open spaces between the street and residences and between adjacent properties. This is especially for multifamily developments west of Roosevelt Way, and for the frontages of developments in neighborhood commercial zones that face non-arterial streets.

ii. Ground-level landscaping should be used between the structure(s) and sidewalk in multi-family areas.

iii. Gateway features should include a variety of design elements that enhance the prominent neighborhood intersections identified below. The following design elements are encouraged:

- Sidewalk awning (transparent);
- Special paving or surface treatments;
- Outdoor art;
- Special landscaping;
- Pedestrian lighting;
- Seating; and
- Trash & recycling collection.

The following locations have been identified as key gateways and key locations for the neighborhood (see Map 2, page 5):

- Roosevelt Way NE and NE Ravenna Boulevard;
- Roosevelt Way NE and NE 75th;
- NE 65th and 8th Avenue NE;
- Weedin Place;

- NE 65th and 15th Avenue NE;
- Roosevelt Way NE and NE 65th;
- 12th Avenue NE and NE 65th; and
- 12th Avenue NE and NE Ravenna Boulevard.

III. Height, Bulk, and Scale

i. Commercial Core (see Map 1 on page vi)
New development in the commercial core should consider the following techniques:

a. Encourage buildings of varying heights within the same block to reduce the "box" look along blocks. New development that aggregates one half block or more, should take steps to recall historic, smaller-scale development patterns. Existing height restrictions in NC-65' zones may be departed from up to an additional 3' in exchange for design improvements, such as additional upper-level setbacks.

b. Break the massing of new buildings on large sites into smaller components, to avoid a scale that is out of proportion with surrounding development; especially where new buildings abut existing older storefront facades. Examples include the Eleanor and plans for the "fruit-stand" block.

c. Retain alleyways or incorporate new through-ways in full-block developments to help preserve a well-connected pedestrian grid. Encourage public use of the alley west of Roosevelt Way NE by incorporating amenities for the public.

Through-block design example.

ii. Through-Block Development

a. Avoid monolithic development on through lots. New developments on through-block lots should be carefully designed for compatibility with this established fabric. Observe in new through-block projects the original platting and development pattern, which is generally characterized by structures limited to a half-block in depth, with widths of 50 to 60 foot increments along the street.

b. In the area bounded by NE 65th St., NE 68th St., Roosevelt Way NE, and 8th Ave NE consider providing through-block connections. As more intensive development occurs over time, through-block connections can contribute to a more complex, intimate pedestrian environment.

c. Make through-block connections clearly identifiable, accessible, and attractive. Create focal points to draw pedestrians into and along through-block pathways. Encourage uses that will promote public access into though-block connections during appropriate hours to activate space.

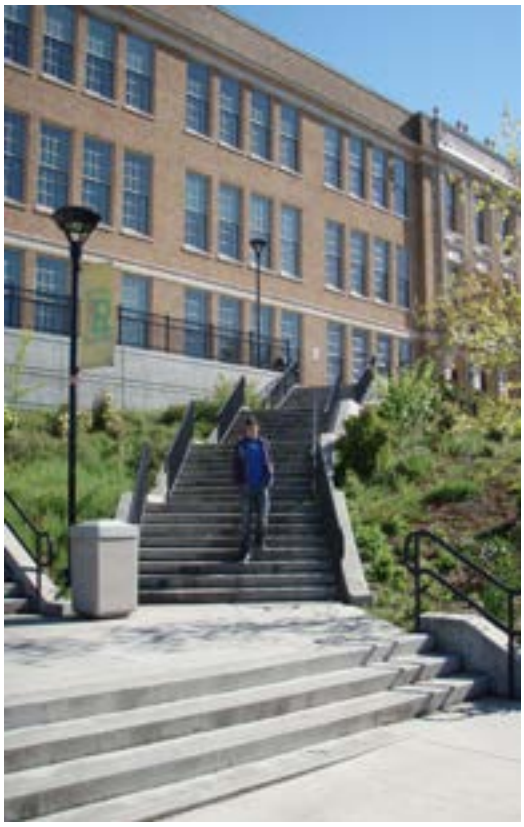
iii. Multi-family/Residential Zone Edges: Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones. Some of the techniques preferred in Roosevelt include:

a. Increasing building setbacks from the zone edge at ground level;

b. Reducing the bulk of the building's upper floors;

c. Reducing the height of the structure;

Existing transitions from higher-density to lower-density building types in transition zones.



d. Use of landscaping or other screening (such as a 5-foot landscape buffer);

e. Modulation of bays; and

f. Stepping down the height of structures to 40' – 45' at the zone edge to provide transition to the height of traditional single-family areas.

iv. Roosevelt High School Architectural Heritage

a. Massing void of variation is discouraged on properties adjacent to the high school in order to avoid a monolithic look.

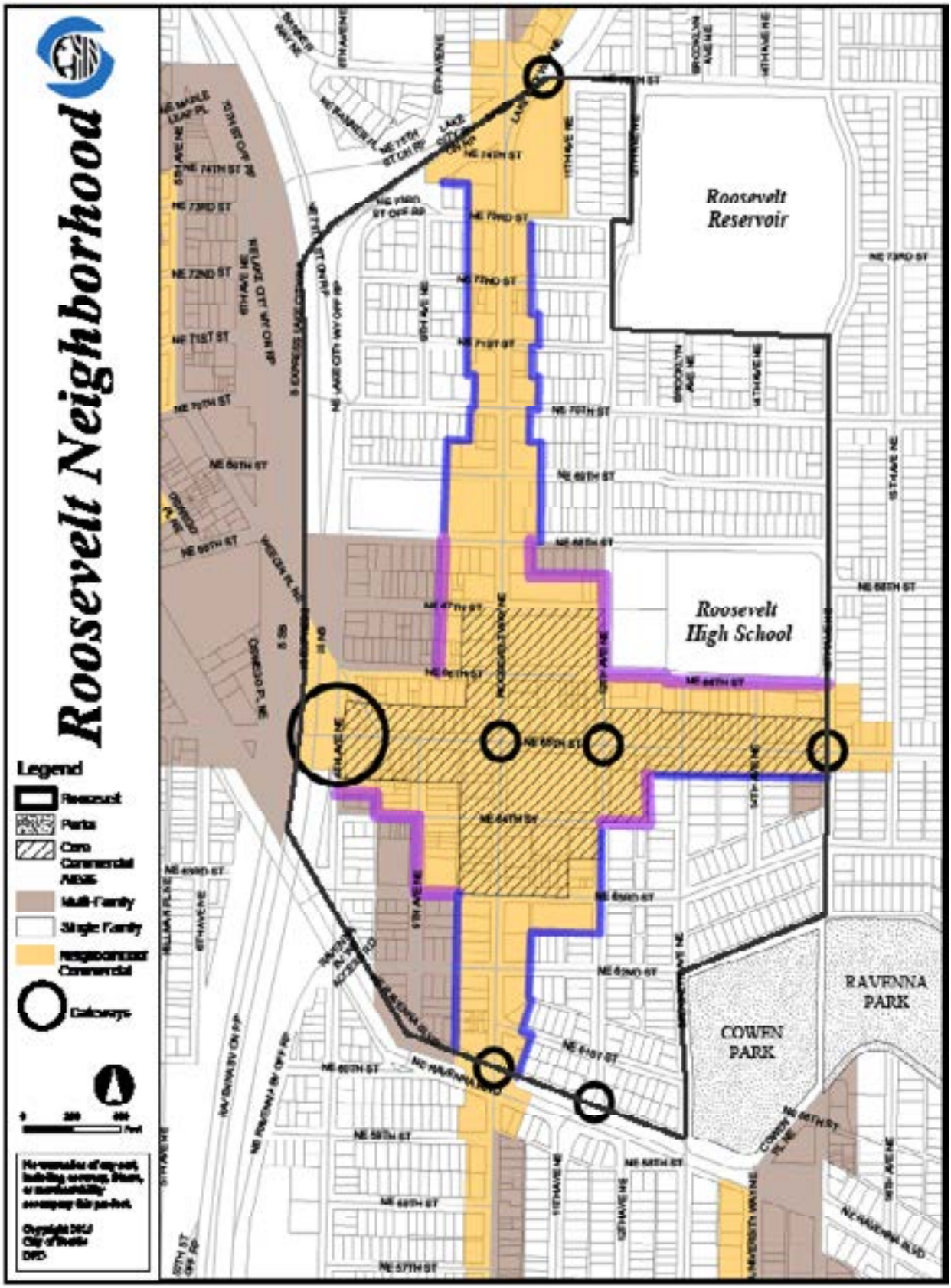
b. Preserve specific views corridors to and from the high school, arrange the massing in a way that references the prominent high school structure.

v. Olympic Promenade

a. Encourage preservation of westward views of the Olympic Mountains along NE 66th St. and from Roosevelt High School to allow for an 'Olympic promenade' and more light and air to reach right of way landscape features. Consider upper-level setbacks of new multi-family and commercial buildings that flank the NE 66th St. corridor.

DRAFT 2015

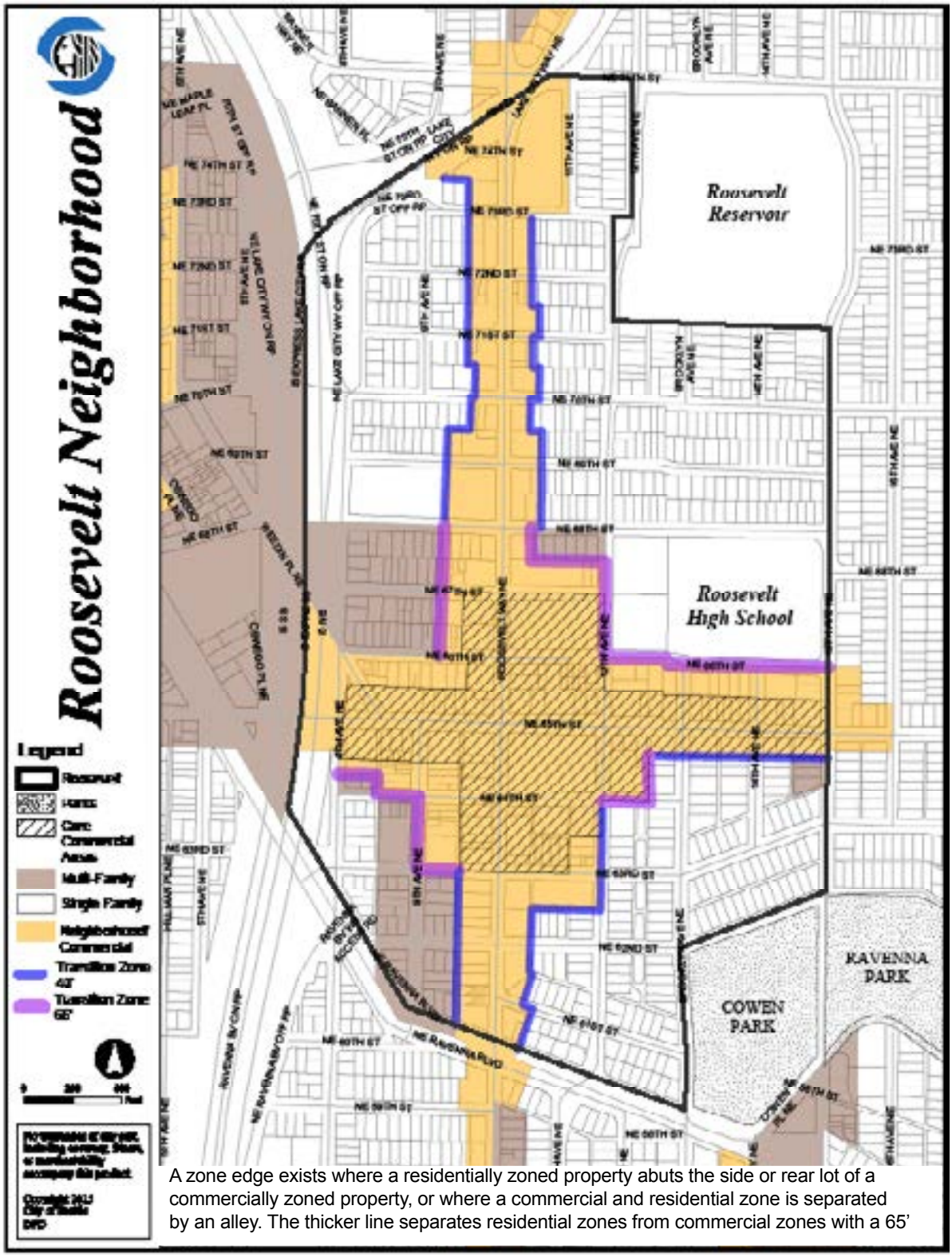
Map 2: Roosevelt Gateways



Note: Design Review does not apply to all zones. See the Seattle Municipal Code, section 23.41.004 for more details. Additionally, zoning areas shown on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

DRAFT 2015

Map 3: Transition Zone Locations



A zone edge exists where a residentially zoned property abuts the side or rear lot of a commercially zoned property, or where a commercial and residential zone is separated by an alley. The thicker line separates residential zones from commercial zones with a 65'

Note: Design Review does not apply to all zones. See the Seattle Municipal Code, section 23.41.004 for more details. Additionally, zoning areas shown on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

CS3 Architectural Context and Character

Citywide Guideline:

Contribute to the architectural character of the neighborhood.

Roosevelt High School serves as a neighborhood icon.

Example of desired retail facade elements.

Roosevelt Supplemental Guidance

I. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

i. Roosevelt High School Architectural Heritage: New buildings built adjacent to the high school (particularly on the blocks immediately south of the school) should complement and defer to the architectural prominence of the school, and contribute to a campus-like setting in the immediate school vicinity.

ii. Reinforce a vibrant streetscape

a. Apply a pedestrian-oriented design;

b. Include multiple recessed entries; and

c. Considering offering commercial and residential units of different sizes and at a range of price points.

iii. Street walls facing arterial streets (NE 65th St., Roosevelt Way, and 12th Ave NE) in the Commercial Core should be designed to incorporate traditional commercial façade components: lower base course, upper-level façade and cap.

PL1 Connectivity

Citywide Guideline:

Complement and contribute to the network of open spaces around the site and the connections among them.

Illustration of how building design can facilitate sreet level open space.

Example of gathering space.

Roosevelt Supplemental Guidance

I. A Network of Public Spaces

i. If public space is included, the design should complement and create a network of open space, including pedestrian connections to light-rail facilities, greenways, green streets, or public spaces in the neighborhood.

ii. Arrange new buildings' massing to support street-level open spaces and streetscape concepts, including station-related amenity areas, especially on green-streets and greenways.

iii. On the blocks adjacent to the high school, anticipate the movement of large groups between the school grounds and commercial areas in order to design for pedestrian safety along 12th Avenue NE and NE 65th St.; the key arterials traversed by sometimes distracted students. Anticipate use of gathering spaces by groups of students. Incorporate trash collection and recycling accommodations as appropriate

PL2 Walkability

Citywide Guideline:

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Wider sidewalks maintain the ability to accomodate a variety of needs.

Pedestrian amenities that provide for public interaction and needs.

Roosevelt Supplemental Guidance

I. Pedestrian Experience

i. Consider providing wider sidewalks in the commercial core along streets with high volumes of auto use. Small open spaces, such as gardens, courtyards, or plazas that are visible or accessible to the public are encouraged.

ii. Provide pedestrian scaled lighting on streets with direct access to the light rail station, near the High School, and on neighborhood green streets and/or greenways. These streets include 12th Ave NE, NE 66th, NE 67th, and NE 68th Streets.

iii. Pedestrian amenities are encouraged where appropriate along sidewalks within the commercial core. Amenities should be placed within setbacks. Examples of amenities include:

- Trash & recycling
- Canopies
- Seating
- Drinking water fountains
- Artwork
- Special surface treatments
- Plantings
- Pedestrian scaled lighting
- Courtyards

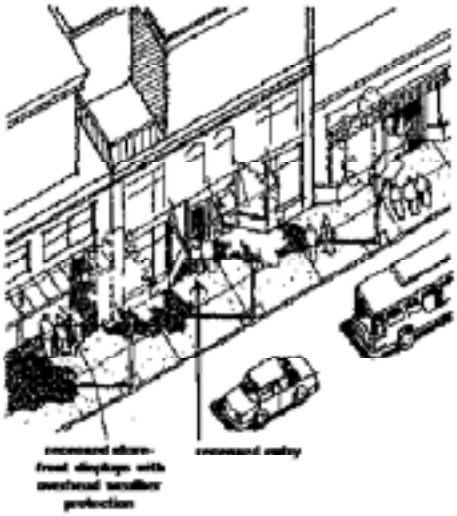
iv. Minimize sidewalk obstructions, especially in consideration of non-sighted pedestrians.

v. If adjacent to an existing or planned bicycle facility, such as a cycle track, design building facades and streetscape improvements to minimize conflicts between transportation modes.

PL3 Street-Level Interaction

Citywide Guideline:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.



Use of private open space to soften transition between street level use and right-of-way.

Roosevelt Supplemental Guidance

I. High School, Green streets and Green Ways

i. Provide a more intimate, smaller-scale residential environment on the blocks adjacent to the high school by providing landscaping, stoops, porches, etc.

II. Human and Commercial Activity

i. Provide opportunities for increased pedestrian activity along sidewalks with high pedestrian traffic within the Commercial Core by increasing setbacks; this is especially important because some sidewalks along Roosevelt Way and 65th Ave are considered too narrow. Increase the ground level setbacks in order to accommodate pedestrian traffic and amenity features.

ii. Encourage the incorporation of private open spaces between the residential uses and the sidewalk, especially for multi-family development west of Roosevelt Way, and for the frontages of development in neighborhood commercial zones that face nonarterial streets. Ground-level landscaping should be used between the structure(s) and sidewalk.

PL4 Active Transportation

Citywide Guideline:

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

Transit-adjacent locations should consider how to accomodate the needs of multiple transportation modes.

Consideration of bicyle facilities should be incorporated into street level design.

Roosevelt Supplemental Guidance

I. Transit Supportive Design

i. When adjacent to transit stops and/or facilities, particularly along NE 65th St., Roosevelt Way NE, and 12th Ave NE, where transit will connect to the light rail station, encourage the following:

- expand sidewalk areas where possible;
- encourage integration of rider waiting facilities into adjacent buildings;
- provide overhead weather protection;
- provide lighting and street furniture; and
- accommodate smaller scale retail services.

ii. Anticipate greater use of bicycles, especially along newly designated neighborhood green ways, and in conjunction with the future light rail station in order to minize conflicts with other transportation modes. This may include siting building entrances to accmmodate bicycle parking and storage facilities while simultaneously addressing pedestrian access and movement.

DC1 Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.

Smaller retail spaces should be considered to allow for greater street level variation.

Roosevelt Supplemental Guidance

I. Arrangement of Interior Spaces

i. Encourage small retail spaces to help bolster local businesses and create a greater variety of street-level interaction. Multiple entrances, non-continuous facades, and the ability to delineate or re-size smaller spaces within larger ones should be considered. Dedicating 25% of retail space to less than 1,000 square feet or incorporating at least one space less than 1,000 square feet is encouraged.

ii. A variety of residential unit types and sizes is encouraged, particularly family-friendly units and facilities/amenities, such as private open space/play areas, storage, accessible entries, and washer/dryer hook ups will make it possible for new families to live in this neighborhood.

II. Gathering Spaces

i. Provide informal open spaces along designated Green Streets and in the commercial core.

DC2 Architectural Concept

Citywide Guideline:

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Neighborhood icons should be considered when selecting design elements and exterior materials.

Roosevelt Supplemental Guidance

I. Massing

i. With respect to façade detail street-facing glazing is preferred over variations in depth for bay extensions to create a positive pedestrian experience.

II. Architectural and Facade Composition

i. Along Major Arterials:

a. Maximize the retail and street-level transparency (commercial zones);

b. Maximize the quality of exterior finish, especially at the base;

c. Incorporate a series of storefronts along the commercial street frontages.

ii. Along Green streets, Greenways, and Non-Arterial streets:

a. Maximize modulation, courtyards, human interaction;

b. Incorporate high quality materials, a mix of informal planting, and integrate of natural materials, especially at the entries.

DC3 Open Space Concept

Citywide Guideline:

Integrate open space design with the design of the building so that each complements the other.

Important views should be considered.

Lanscaping can serve a number of functions.

Roosevelt Supplemental Guidance

I. Open Space Character

i. Larger developments should consider views and solar access through the property:
   a. To the west (Olympic Promenade along NE 66th);
   b. To the High School from NE 65th & 15th Ave NE;
   c. To downtown, and
   d. Through-blocks.

ii. Consider opportunities to incorporate visible water systems into the landscape design, such as reference to the historic movement of water from Green Lake through Ravenna Park.

II. Street Planting & Landscape to Enhance the Building and/or Site

i. Use designs that enhance and build upon the natural systems of the neighborhood, such as storm water drainage, and aquifer re-charge strategies, habitat enhancement, solar access, food production, etc.

ii. Landscaping should be employed as both a design feature and an envirionmental enhancement. Dominant street tree varieties from the neighborhood should be incorporated into the plan.

iii. Consider maintenance and revitalization of existing trees.

III. Residential Open Space

i. Include, where possible, open spaces at street-level for residents to gather.

IV. Landscape Heritage

i. Visible and accessible examples of the Olmsteads' design should be delineated by employing informal groupings of large and small trees and shrubs at key locations.

DC4 Exterior Elements and Finishes

Citywide Guideline:

Use appropriate and high quality elements and finishes for the building and its open spaces.

Roosevelt High School's facade can serve as a reference point fo exterior design elements and materials.

Transparency is preferred over reflectivity for street level design.

Roosevelt Supplemental Guidance

I. Exterior Finish Materials

i. In the commercial core consider including masonry materials befitting the heritage of early 20th century commercial structures in the neighborhood (e.g. Roosevelt High School's masonry façade).

ii. The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.

iii. Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.

iv. The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.

v. Transparent, rather than reflective, windows facing the street are preferred.

vi. Use of transparent awnings is preferred in the commercial core.

II. Signs

i. Preferred sign types include pedestrian-oriented and small signs incorporated into the building's architecture. A sign band or a blade-signs hung from beneath an awning or marquee are preferred within the Commercial Core Area, along with neon signs.

ii. Large illuminated box signs, canopy-signs, super graphics and back-lit awnings or canopies are not appropriate in the Roosevelt area.

III. Right of Way Fixtures and Elements

Streetscape design that incorporates landscaping

Integration of facade elements, streetscape fixtures, and amenities into street level design.

i. When adding new fixtures and features in streetscapes, designers are encouraged to contribute to the campus-like setting of the Roosevelt neighborhood, especially in close proximity to the high school. This may inform selection of lighting fixtures, as well as street furniture.

IV. Landscaping Materials

i. Neighborhood plant choices should consider historical landacape elements.

ii. Preferred species for street trees are Tupelo 'Afterburner' or, in powerline locations, Dogwood 'White Wonder' or Katsura.

iii. Indigenous trees should be planted to maintain and reinvigorate a verdant tree canopy within the neighborhood.